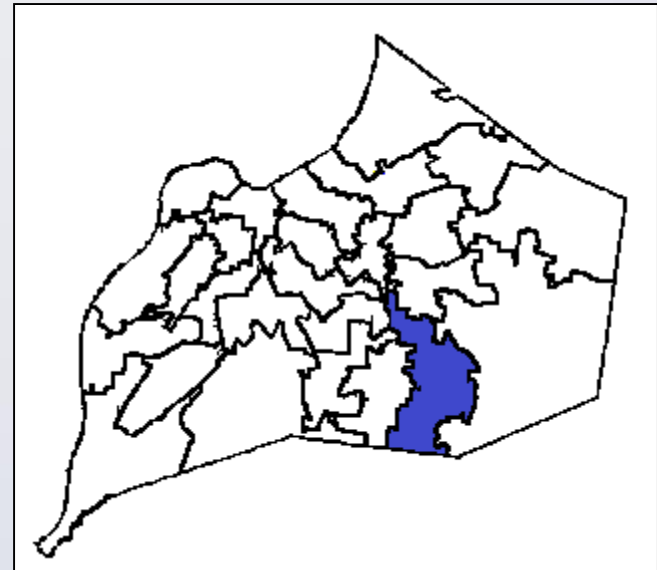
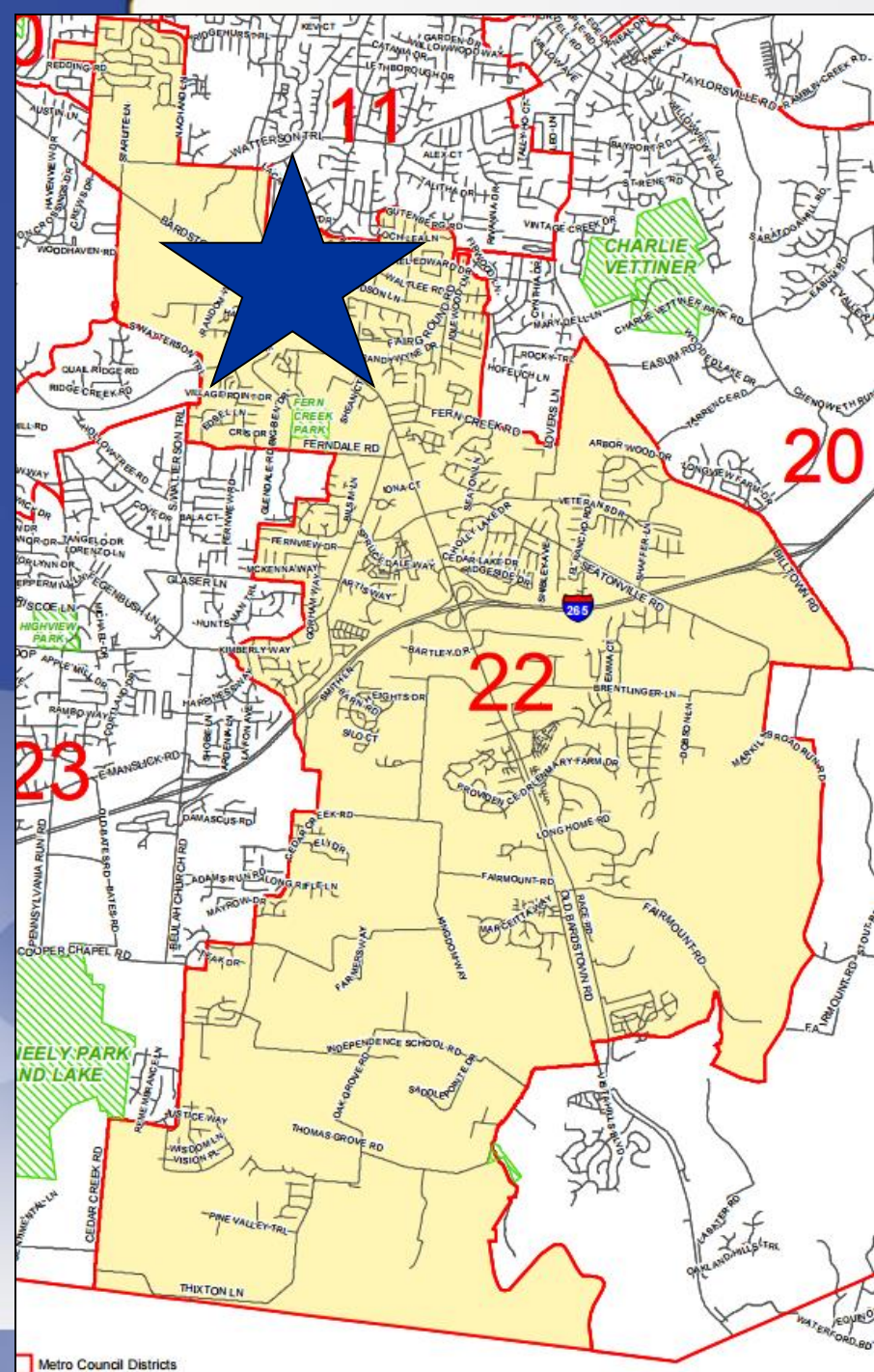


18ZONE1089

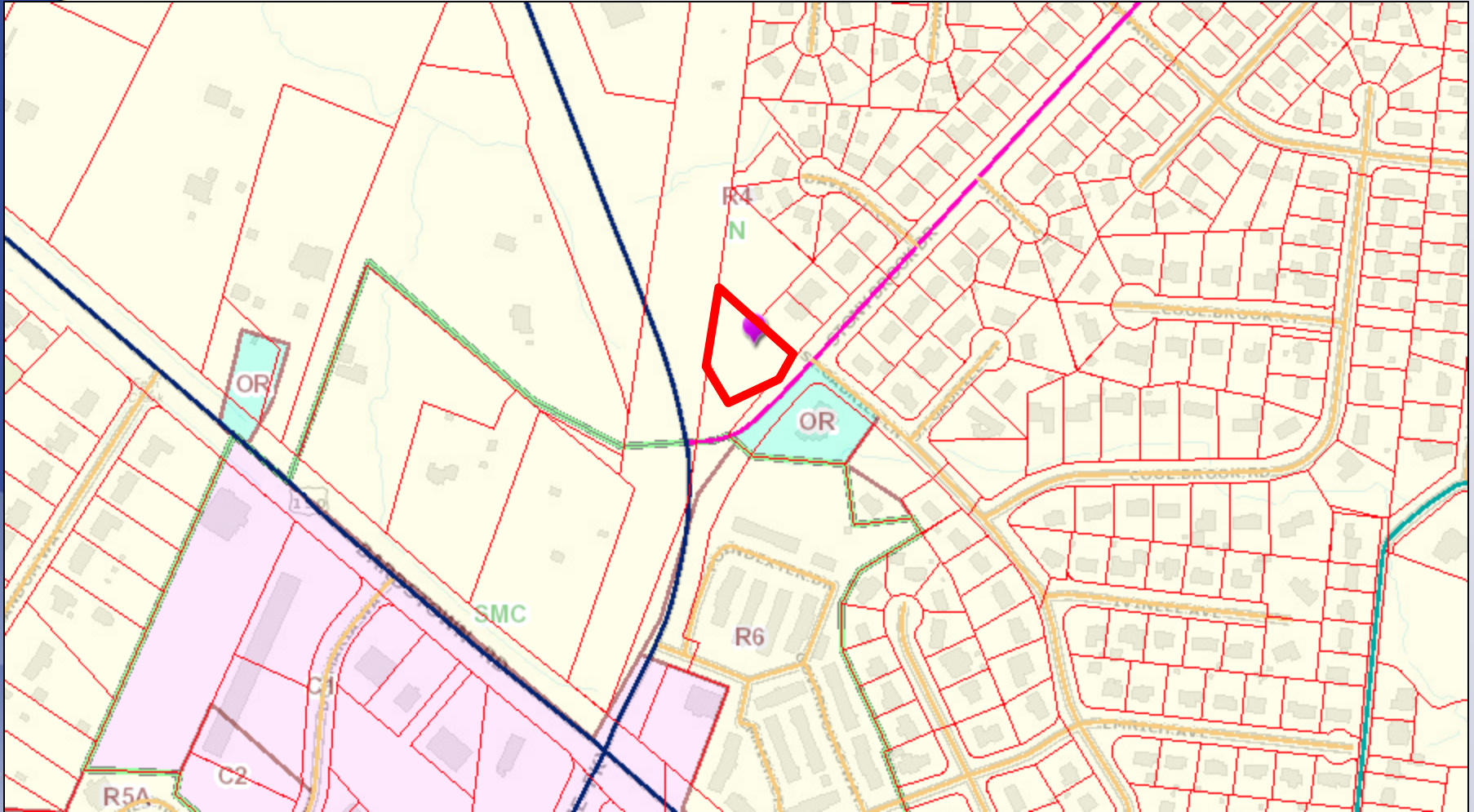
STONY BROOK OFFICES



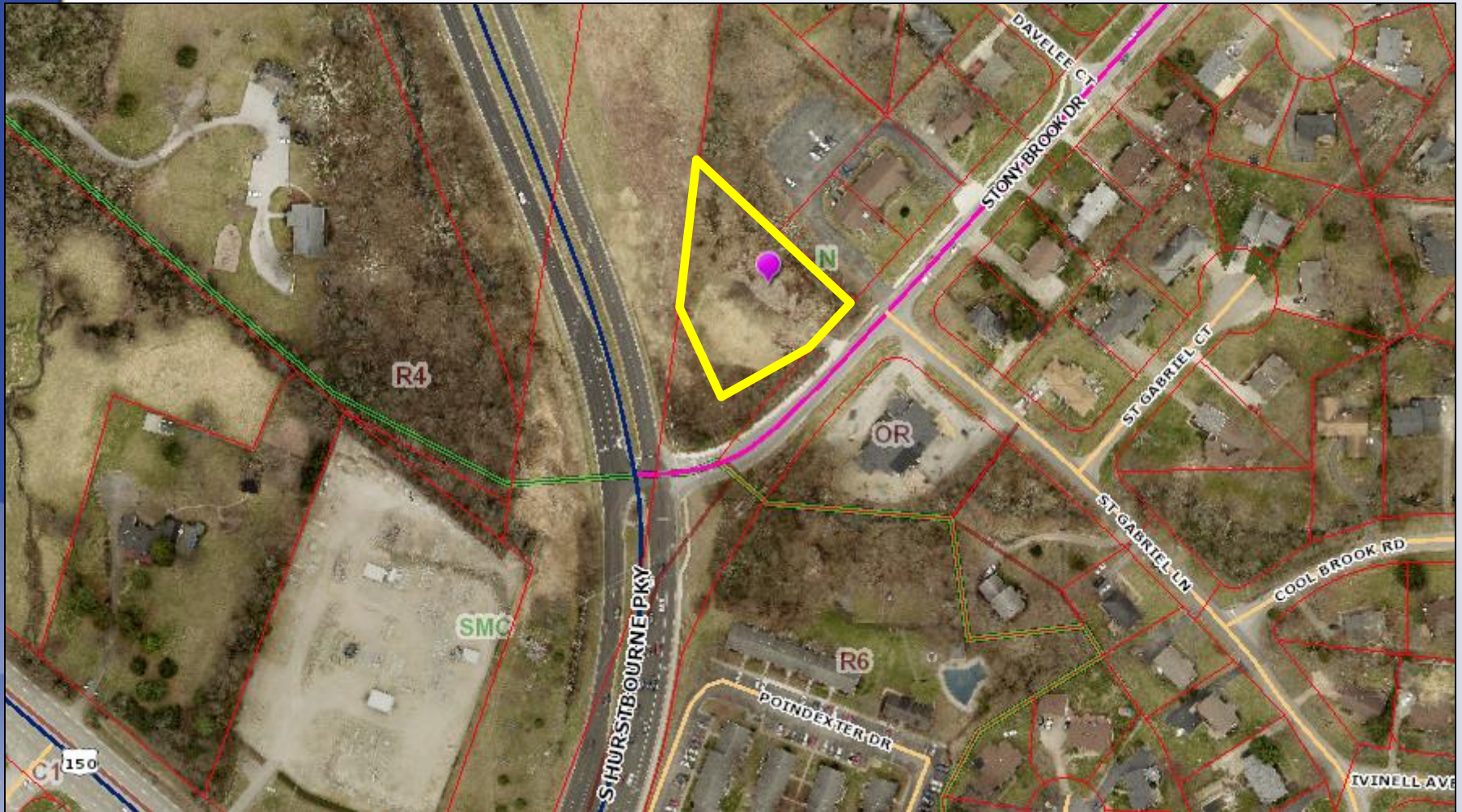
Planning & Zoning Committee
September 22, 2020



5206 Stony Brook Drive
 District 22 - Robin Engel



Existing: R-4/N
Proposed: OR-1/N



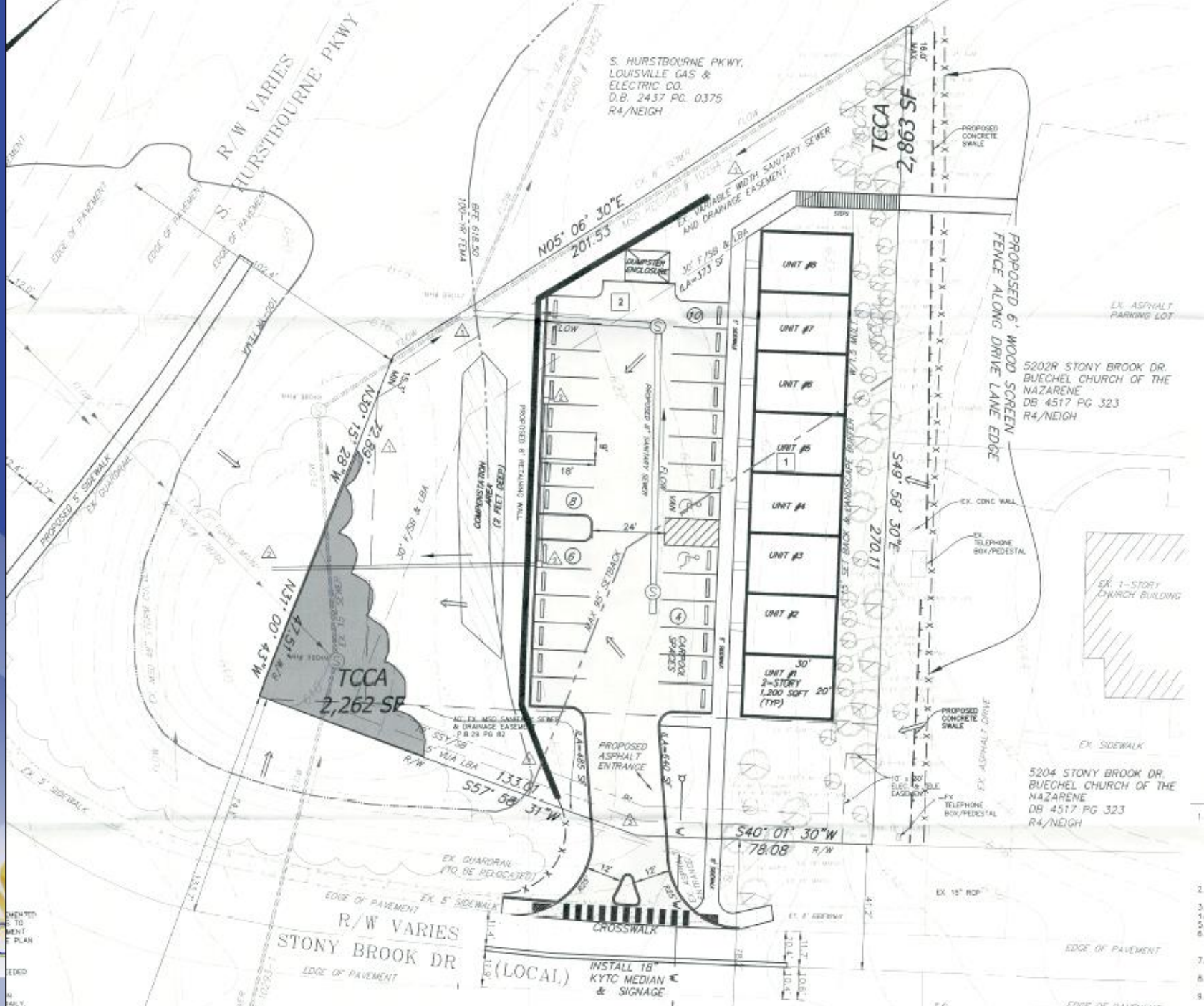
Existing: Vacant
Proposed: Office

Requests

- Change-in-Zoning from R-4 to OR-1 on 0.83 acre
- Variance from Table 5.3.2 to allow structure to exceed maximum setback along a parkway
- Waiver from 10.2.4.B.1 to allow VUA and retaining wall to encroach into a required LBA
- Detailed District Development Plan with Binding Elements

Case Summary

- 8 two-story townhome-style offices
- 9,600 sf
- 28 parking spaces provided on-site



S. HURSTBOURNE PKWY,
LOUISVILLE GAS &
ELECTRIC CO.
D.B. 2437 PG. 0375
R4/NEIGH

5202R STONY BROOK DR.
BUECHEL CHURCH OF THE
NAZARENE
DB 4517 PG 323
R4/NEIGH

5204 STONY BROOK DR.
BUECHEL CHURCH OF THE
NAZARENE
DB 4517 PG 323
R4/NEIGH

Renderings



Public Meetings

- Neighborhood Meeting held on 1/31/2019
 - 5 people attended the meeting.
- LD&T meeting on 6/25/2020
- Planning Commission public hearing on 8/20/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to OR-1 passed by a vote of 9-0.